



**SITUATION**

In this popular and highly sought after residential area just a short walk from Willesden High Road and Willesden Green Underground Station (Jubilee Line), approx. 1 mile of Brondesbury Park Main Line Station and being just 4 miles north-west of central London.

The area has improved considerably over the last few years and Willesden High Road now boasts an eclectic mix of cafés, restaurants and excellent local shopping.

**PROPERTY**

Forming part of an attractive end of terrace Victorian building comprising a **Self-Contained Ground Floor Studio Flat** featuring an attractive moulded ceiling, uPVC replacement windows, fully fitted kitchen, entryphone, together with a **private section of rear Garden**.

**ACCOMMODATION** (Floor Plan available upon request)

**Ground Floor Studio Flat**

- Living Room/Bedroom
- Open Plan Kitchen
- Shower Room/WC
- GIA Approx.            237 sq ft

**Plus Rear Garden Section**

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 125 years from 25th December 2007 at a ground rent of £100 p.a. doubling every 25 years (with 25% Share of Freehold).**

**Offered with FULL VACANT POSSESSION**



**Vacant Studio Flat**

The Surveyors dealing with this property are **JONATHAN ROSS** and **ROY TAMARI**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**  
Slater Heelis LLP – Tel: 0161 975 3838  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts